

DOCUMENT # 5093

ADOPTED

September 15, 1988

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: ROBERT F MCNEIL, CHIEF GENERAL COUNSEL
PATRICIA M. TWOHIG, LAND DISPOSITION OFFICER

SUBJECT: WATERFRONT PROJECT
Establishment of Fair Reuse Value for
Disposition Parcel D-9A
Certificate No. 8

It is requested that you approve and certify the fair reuse value of the parcel listed on the attached certificate.

The parcel listed has been appraised by two qualified, independent fee appraisers. The appraisals have been reviewed by the Land Disposition Officer.

The Land Disposition Officer is of the opinion that the price for this parcel is a reasonable estimate of its fair reuse value.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: ESTABLISHMENT OF FAIR REUSE VALUE FOR
DISPOSITION PARCEL NO. D-9A

IN THE WATERFRONT PROJECT

WHEREAS, the governing body of the Authority at a regular meeting on November 14, 1974, adopted a Resolution, entitled "Resolutions of the Boston Redevelopment Authority Relative to Establishment of Fair Reuse Value for Disposition Parcels", and

WHEREAS, the parcel was appraised by at least two independent fee appraisers, was reviewed by staff appraisers and the value recommended by the Land Disposition Officer:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:
THAT, the Fair Reuse Value for disposition parcel listed below is hereby established:

<u>Parcel No.</u>	<u>Reuse</u>	<u>Address</u>	<u>Minimum Disposition Price</u>
D-9A	Commercial	185 State Street	\$2,200,000

CERTIFICATE RELATING TO ESTABLISHMENT OF FAIR REUSE VALUE

I, Stephen Coyle, the duly appointed Director of the Boston Redevelopment Authority, do hereby certify that the governing body of the Authority (the Board) at a regular meeting on September 15, 1988, established the fair reuse value of each parcel listed below and that the statements contained herein are true and correct to the best of my knowledge and belief:

The appraised values and the dates therefor, and the fair reuse values established by the Authority, as of this date, are as follows:

<u>Parcel No.</u>	<u>S.F. Area</u>	<u>First Appraisal</u>	<u>Date</u>	<u>Second Appraisal</u>	<u>Date</u>	<u>Fair Reuse Value</u>
D-9A	3,900	\$2,200,000	9-22-87	\$2,725,000	7-27-87	\$2,200,000

<u>Parcel No.</u>	<u>Address</u>	<u>Reuse</u>
D-9A	185 State Street	Commercial

Date

BOSTON REDEVELOPMENT AUTHORITY
Stephen Coyle, Director

COMMENTS

Certificate No. 8

PROJECT WATERFRONT

DISPOSITION PARCEL NO. D-9A AREA 3,900

ADDRESS 185 State Street

<u>Parcel No.</u>	<u>First Appraisal</u>	<u>Appraiser</u>	<u>Second Appraisal</u>	<u>Appraiser</u>	<u>Rec. Min. Disp. Price</u>
D-9A	\$2,200,000	John Cullen	\$2,725,000	Richard Dennis	\$2,200,000

This parcel consists of an eight story, granite faced building. It has frontage on both State and Central Streets and is in the center of the State Street block, designed by Gridley J. Fox Bryant in 1858.

It is situated in 3,900 square feet of land and contains 33,480 square feet of building.

The parcel is to be rehabilitated into office space with retail on the first floor.

The appraisers utilized different approaches to reach their opinion of value.

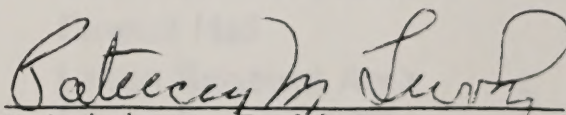
Mr. Dennis takes six sales which have occurred in the general vicinity of the subject and adjusted for location, time and condition. The sales ranged from \$104 to \$180 a square foot of building. He has adjusted these values to \$85 to \$100 a square foot of building and came to the conclusion that the subject has a value of \$90 a square foot or \$2,725,000.

Mr. Cullen has utilized both the income approach and the comparable sales approach and considered the Income approach the more reliable indication.

He was provided with a cost to rehab by the Redevelopment Authority.

This Review Appraiser agrees with Mr. Cullen's approach. He uses comparable rents which he recites and the cost to rehab provided by the Authority. This approach requires less adjustment than the comparable sales approach.

Accordingly a price of \$2,200,000 is recommended as the fair value for reuse.


Patricia M. Twohig
Land Disposition Officer

